

TO LET



Office/Shop To Let

2A Welby
Grantham
Lincolnshire
NG31 6DY

*On the instructions of
The Bridgstock Trust*

New Lease Available
Rent £6,500 pax

- Ground floor premises – suitable for retail or office use (stp)
- 395 sq ft overall with large display window
- Situated just off pedestrianised shopping street leading to the Isaac Newton Shopping Centre & Morrisons Supermarket
- Recently refurbished and decorated with new kitchenette and toilet facilities

2A Welby Street, Grantham

01476 592960

- Location** 2A Welby Street is located just off the pedestrianised precinct leading from Westgate to the Isaac Newton Shopping Centre and Morrisons Supermarket.
- Grantham has a population of approximately 34,000 people (Census 2001) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.
- Accommodation** A ground floor lock up shop approx 395 sq ft (14'10 x 26'10) overall. Recently refurbished and redecorated to provide good open plan space with new kitchenette and toilet facilities.
- Large display window. All windows and doors are UPVC
- Tenure** The accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£6,500 per annum exclusive**.
- Services** Mains electricity, water and drainage are connected to the property but we recommend that interested parties contact the relevant service companies to confirm this.
- Rateable Value** We are advised by South Kesteven District Council that the Rateable Value is currently £2,950 with rates payable for the year 2007/08 of £1208.40. Small business rates relief may be available and interested parties should contact SKDC directly on 01476 406080 for further information.
- VAT** The rent quoted is not subject to VAT.
- Legal Costs** The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.
- Viewing** By prior arrangement with **Grantham Estates Tel: 01476 592960**

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